

GENERAL NOTES:

Residence Footprint = 4,173 Square Feet
As per the plans furnished by the builder.

Setbacks: (Reported)

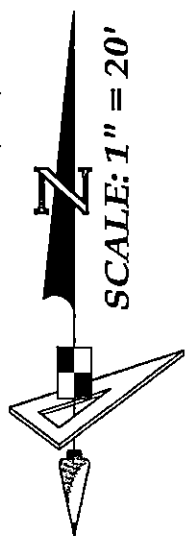
- 20ft. from all edge of pavement
- 15ft. minimum distance between buildings
- 20ft. from front of unit to all boundaries
- 15ft. from rear of unit to all boundaries
- 7.5ft. from side of unit to all boundaries
- Max Building Height = 35'

Plot Plan

SUN CITY CENTER UNIT 274 - 275

PLAT BOOK 123, PAGES 82-93

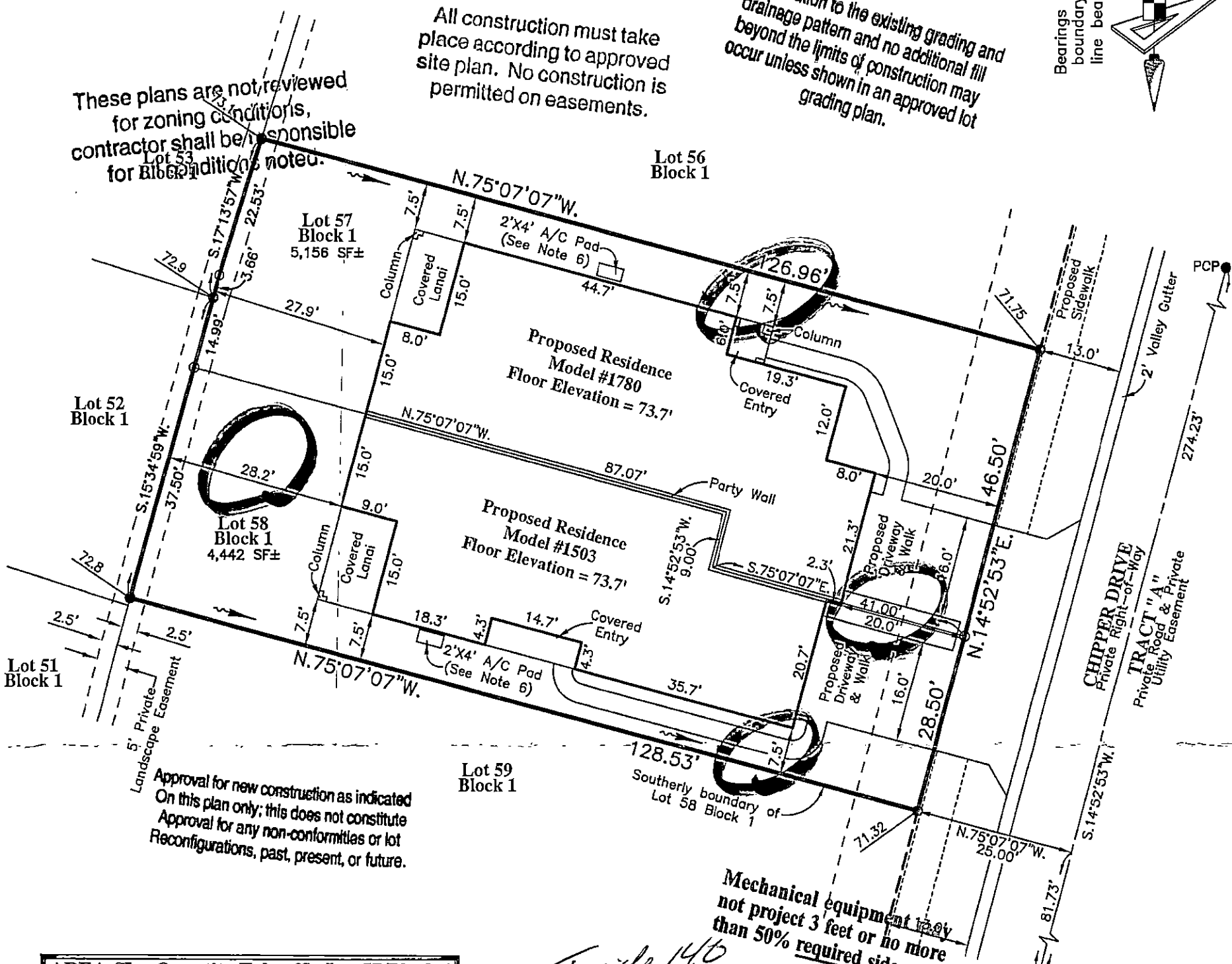
Bearings are based on the Southerly boundary of Lot 58, Block 1, said line bears N.75°07'07"W., per plat.



These plans are not reviewed for zoning conditions, contractor shall be responsible for zoning conditions noted.

All construction must take place according to approved site plan. No construction is permitted on easements.

NO Alteration to the existing grading and drainage pattern and no additional fill beyond the limits of construction may occur unless shown in an approved lot grading plan.



AREA (For Quantity Takeoff): Lot 57 Block 1

Brick Pavers (Driveway & Walk)	= 674 SF±
Concrete Sidewalk (In Right Of Way)	= 143 SF±
Sod (Includes Lot To Back of Curb)	= 2574 SF±

AREA (For Quantity Takeoff): Lot 58 Block 1

Brick Pavers (Driveway & Walk)	= 754 SF±
Concrete Sidewalk (In Right Of Way)	= 50 SF±
Sod (Includes Lot To Back of Curb)	= 1846 SF±

DIMENSION NOTE:
Proposed building dimensions shown hereon are of the exterior.

BUILDING LAYOUT NOTE:
Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise GeoPoint Surveying, Inc. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

LEGEND:

Pg.—Page	LB.—Licensed Business
R/W—Right Of Way	ST—Stoop
O.R.—Official Records Book	WM—Water Meter
P.B.—Plat Book	WV—Water Valve
Elev.—Elevation	FR—Fire Hydrant
SF—Square Feet	RCM—Reclaimed Water Meter
Conc.—Concrete	RCV—Reclaimed Water Valve
BP—Brick Paver	TEB—Telephone Box
SW—Sidewalk	EB—Electric Box
CI—Curb Inlet	CTB—Cable Television Box
GTI—Grate Top Inlet	LP—Light Pole
MES—Mitered End Section	SSM—Storm Sewer Manhole
RCP—Reinforced Conc. Pipe	SSM—Sanitary Sewer Manhole
PVC—Polyvinyl Chloride	EH—Electric Handhole
P.K.—Parker Kalon Nail	CO—Clean Out
SIR—Set 5/8" Iron Rod LB7768	ICV—Irrigation Control Valve
SPKD—Set P.K. & Disk LB7768	AC—Air Conditioner
FIR—Found 5/8" Iron Rod	P.U.E.—Public Utility Easement
LB148 (Unless Noted Otherwise)	P.D.E.—Private Drainage Easement
FIP—Found 1/2" Iron Pipe	D.E.—Drainage Easement
LB148 (Unless Noted Otherwise)	L.M.E.—Lake Maintenance Easement
FPK—Found P.K. Nail	YD—Yard Drain
FPKD—Found P.K. Nail & Disk	A.E.—Access Easement
FCM—Found Concrete Monument	L.B.E.—Landscape Buffer Easement
REF—Reference	R.W.E.—Raw Water Well Easement
PRM—Permanent REF. Monument	OWS—Water Service
PCP—Permanent Control Point	DFD—Drainage Flow Direction
P.D.U.E.—Private Drainage Utility Easement	10.0—Proposed Design Grade
(Note: Some items in above legend may not be applicable)	10.2—As-Built/Existing Grade

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this plot plan.
- Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
- Elevations shown hereon are in feet and are referenced to the National Geodetic Vertical Datum of 1929 (NGVD29).
- Proposed grades & finished floor elevations shown hereon are from the SUN CITY CENTER UNIT 274 - 275 Grading & Drainage Plan, provided by HEIDT DESIGN.
- This Plot Plan is subject to matters shown on the Plat of SUN CITY CENTER UNIT 274 - 275.
- Air Conditioning Unit is 2'x4', offset from building 0.5' and meets the Hillsborough County Easement Encroachment Requirement.

PREPARED FOR:
MINTO COMMUNITIES, LLC

FLOOD ZONE:
The property shown hereon is on the Federal Emergency Management Agency's Flood Insurance Rate Map Panel Number 12057C0678H dated 08/28/08, and appears to lie in Zones "X".

DESCRIPTION: Lots 57 & 58, Block 1, SUN CITY CENTER UNIT 274 - 275, as recorded in Plat Book 123, Pages 82 through 93 inclusive, in the Public Records of Hillsborough County, Florida.

1403 E. 5th Avenue
Tampa, Florida 33605
Phone: (813) 248-8888
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Licensed Business No. LB7768



Drawn: DJW	Checked: EVH	P.C.: ~	Data File: ~
Date: 10/07/16	Dwg: 57&58_Blk1_PP.dwg	Order No.: ~	
SEC. 18 - TWN. 32 S. - RNG. 20 E.		Field Bk: ~	

